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Green Dragon Cottage, Llancadle

offers over £600,000

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## About the property

Formerly the historic Green Dragon Inn, this exceptional two-bedroom home has been thoughtfully redeveloped by the current owners from a former building plot into a distinctive residence full of charm and individuality. The accommodation includes a principal bedroom with dressing room and en-suite, a further bedroom and family bathroom, along with a welcoming boot room leading into a stunning open-plan living space with exposed stone walls, feature log burner and country-style kitchen. Double glazed doors open into a remarkable leisure suite, once the pub's cellar, now offering a shower, sauna and sunken spa pool, with further access to a raised garden with artificial lawn and outdoor bar enjoying elevated views. An expansive conservatory, currently operating as a tea room, provides a highly versatile space with WC and separate ramped entrance, as well as access to an additional raised seating area with outdoor kitchen.

Externally, the property benefits from a gated stone-chipped driveway (with right of way for the adjoining property), timber stables with light and power, storage/tack room and log store, and a paddock with agricultural covenant. Located within a 20mph village with convenient access to the heritage coastline, this is a rare opportunity to acquire a truly one of a kind home.

## Accommodation

### The Property

Formerly the historic Green Dragon Inn, this truly unique home in the heart of Llandcadle offers an exceptional opportunity to acquire a beautifully reimagined piece of local heritage. Purchased by the current owners as a building plot, the property has been thoughtfully transformed, much of the work carried out by the vendors themselves into a characterful and versatile residence bursting with charm. The accommodation comprises two bedrooms, including a generous principal suite complete with dressing room and en-suite, alongside a well-appointed family bathroom. A welcoming entrance boot room leads into a stunning open-plan living space, where exposed stone walls and a feature log burner create a warm and inviting focal point, flowing seamlessly into a country-style kitchen.

Double glazed doors open into an impressive leisure suite, formerly the pub's cellar, now transformed, featuring a shower, sauna, and sunken spa pool. From here, double doors lead out to a raised garden laid with low-maintenance artificial grass, complete with an open bar area enjoying elevated views.

Further enhancing the property is an expansive conservatory accessed via double doors from the kitchen. Currently operating as a tea room from Thursday to Saturday, this highly versatile space offers excellent potential for a variety of uses and benefits from a WC and its own separate ramped entrance from the driveway. Additional doors open onto a further raised seating area with outdoor kitchen, ideal for entertaining.

Externally, the property is approached via an extensive gated driveway finished in stone chipping's (with a right of way for





the adjoining property). A timber stable block with light and power provides stabling, storage/tack room and log store, with gated access leading to a paddock subject to an agricultural covenant. Situated within a 20 mph village setting yet offering easy access to the coast road and the stunning heritage coastline, this is a rare and distinctive home that must be viewed to be fully appreciated.

### Entrance Boot Room

7' 3" x 5' 8" ( 2.21m x 1.73m )

Accessed via a wooden partially glazed door, the entrance boot room features a uPVC window to the side and a practical stone effect tiled floor. A glazed wooden door leads through to the main reception area.

### Open Plan Kitchen /Living Room

36' 6" x 16' 7" max ( 11.13m x 5.05m max )

#### Kitchen Area

Beautifully fitted with bespoke wall and base units complemented by granite worktops and upstands. Features include a Belfast sink with Quooker tap, additional stainless steel sink, and a Rangemaster cooker with extractor over. There is a large pantry



cupboard with shelving, a utility cupboard with plumbing for appliances, a warming cupboard, and space for a freestanding fridge/freezer. Integrated appliances include a coffee machine and microwave. A uPVC window overlooks the front aspect.

A large central island provides additional storage and seating space, making it ideal for both everyday living and entertaining.

### Living Room

Open to the kitchen, this inviting space benefits from uPVC windows to the front, a log burner, and stairs rising to the first floor. There is also a useful storage area/small study space beneath the stairs. Glazed doors lead through to the spa/leisure suite, while glazed, four pane bi-fold doors open into the conservatory/tea rooms.

The space is finished with stone effect tiled flooring, exposed beams, and electric underfloor heating throughout.

### Conservatory/Tea Rooms

26' x 24' 11" ( 7.92m x 7.59m )

A versatile, spacious and light-filled space with stone flooring and a partly glazed roof. Currently used as tea rooms, the area includes shelving, a storage cupboard, fridge, and space for tables and chairs (which may be



included in the sale for those wishing to continue the business). Radiators provide additional heating. Access is available to a W.C.

### Wc

Fitted with a wash hand basin, W.C., baby changing unit, hand dryer, extractor fan, and a cupboard housing the boiler (approximately 8 years old and serviced annually). Commercial non slip Altro flooring. This space could easily be converted into a downstairs bathroom or shower room.

### Spa/Leisure Suite

27' 2" x 11' 8" max ( 8.28m x 3.56m max )

A standout feature of the property, comprising a sauna, shower, swim spa, and Jacuzzi. Finished with stone effect tiled flooring, the suite also benefits from uPVC French doors opening onto a rear seating area with side panels, as well as a front-facing uPVC window.

### First Floor Open Landing

Carpeted with a Velux window to the rear, providing natural light. Doors lead to the main bedroom.



### Bedroom One

17' 6" x 12' 2" ( 5.33m x 3.71m )

A spacious principal bedroom with a uPVC window to the front and composite French doors opening onto a private area with artificial grass. The room benefits from access to an en-suite and dressing room, as well as a boarded loft space with ladder. Radiators and carpeting complete the space, with attractive rural views to both front and rear.

### En-Suite

Fitted with a large walk-in shower with raindance head, his-and-hers sinks with mirrors over, and a flush-button W.C. Additional features include tiled walls, wood-effect flooring, a chrome ladder-style radiator, and an obscure uPVC window to the rear.

### Dressing Room

10' 11" max x 9' 9" ( 3.33m max x 2.97m )

With a uPVC window overlooking open fields, this room includes fitted wardrobes, radiator, and carpeting.



### Lower Landing

Carpeted, with doors leading to bedroom two, the shower room, and a large storage cupboard.

### Bedroom Two

13' 8" x 10' max ( 4.17m x 3.05m max )

Featuring composite French doors opening onto a balcony overlooking the rear, fitted wardrobes, and a decorative stained glass feature panel. Carpeted throughout.

### Shower Room

Comprising a walk-in shower with raindance head, granite vanity unit with wash hand basin and storage below, mirror, and push-button W.C. Finished with wood-effect flooring, a chrome ladder-style radiator, and an obscure glazed uPVC window to the side.

### Exterior

#### Front

The front is predominantly laid to decorative stone, enclosed by wrought iron railings with a pedestrian gate. Electric gates provide vehicular access.



### Rear

A raised seating area laid with patio slabs leads to an artificial grass seating area, with a ramp down to a lower level. There is a large stone parking area.

### Stable Block And Paddock

A block of wooden stables includes a tack/feed/storage room with power and a cold water tap. Beyond this lies a large paddock subject to an agricultural covenant, along with raised flower beds.

### Additional Information

The property benefits from LPG heating and septic tank drainage, with electric underfloor heating installed to parts of the ground floor. The paddock is subject to an agricultural covenant, and the adjoining property has a right of way through the electric gates for vehicular access.



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Total floor area 224.6 m<sup>2</sup> (2,417 sq.ft.) approx

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